



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

43099 John Wise Line, former Township of Yarmouth

Application No. COA 07/24

TAKE NOTICE that an application has been made by the owner, **Shayne Reitsma**, for a minor variance/permission pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally as **43099 John Wise Line**, former Township of Yarmouth, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on

Monday, July 29, 2024 @ 4:15 p.m.

The meeting will be conducted in person in the Council Chambers 450 Sunset Dr, St. Thomas and via Zoom Webinar. Detailed information including instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance>

The subject lands are in the Open Space Zone 1 (OS1) of the Township of Yarmouth Zoning By-law No. 1998.

The applicant has applied for a minor variance from the provisions of the Township of Yarmouth Zoning By-Law No. 1998, as amended. The applicant is requesting the following minor variance(s):

- i) To permit an addition a minimum of 7.37ft (2.2494m) from the westerly side lot line, whereas Subsection 8.2.1.7.1 of the Zoning By-law requires a minimum side yard depth of 15ft (4.57m).
- ii) To permit eaves and eavestrough to project up to 0.75m (2.46ft) into a required yard in an Open Space Zone, whereas the General Provisions of the Zoning By-law only permit eaves and eavestrough to project 0.75m (2.46ft) into a required yard in a Residential Zone.

The applicant is proposing to replace the existing attached garage on the west side of residential dwelling with a one storey addition, including a garage, covered front porch and additional living area (entryway, living room, home office, laundry and pantry room, mudroom and powder room), as shown on the plans accompanying the application.

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance> or by contacting the undersigned.

A copy of the decision of the Committee will be sent to the applicant and to each person who provides written confirmation to the Secretary-Treasurer that they wish a copy of the Notice of Decision.

DATED at the Municipality of Central Elgin this 16th day of July, 2024.

Delany Leitch
Secretary-Treasurer
Municipality of Central Elgin Committee of Adjustment
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